City Council Introduction: **Monday**, July 26, 2004

Public Hearing: Monday, August 2, 2004, at 1:30 p.m. Bill No. 04R-183

FACTSHEET

TITLE: SPECIAL PERMIT NO. 2046A, an amendment to Special Permit No. 2046 for Planned Service Commercial in the H-4 General Commercial District, requested by Eiger Corporation, to permit 32,500 sq. ft. of commercial and retail floor area, with associated waiver requests, on property generally located southeast of the intersection of South 84th Street and Highway 2.

STAFF RECOMMENDATION: Conditional Approval.

ASSOCIATED REQUEST: Change of Zone No. 04039 (04-137) and Use Permit No. 150A (04R-184).

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission

Public Hearing: 06/23/04 Administrative Action: 06/23/04

RECOMMENDATION: Conditional Approval (9-0: Pearson, Carroll, Marvin, Taylor, Krieser, Larson, Sunderman, Carlson and Bills-Strand voting 'yes').

FINDINGS OF FACT:

- 1. This amendment to Special Permit No. 2046 for Planned Service Commercial in H-4 General Commercial and the associated Change of Zone No. 04039 and amendment to Use Permit No. 150 were heard at the same time before the Planning Commission.
- 2. The purpose of this application is to permit 32,500 square feet of commercial and retail floor area with the following waiver requests:
 - the preliminary plat process;
 - to allow a cul-de-sac in excess of 1,000';
 - to reduce setbacks from 20' to 0' adjacent to outlots;
 - to not require a sidewalk along Highway 2 and South 87th Street;
 - to allow the transfer of sewage from one drainage basin to another; and
 - to allow lot lines not at right angles to streets.
- 3. The staff recommendation of conditional approval is based upon the "Analysis" as set forth on p.5-6, concluding that the proposal revises the previously approved Appian Way Phase II development by allocating more area to B-5 while reducing the area in H-4. The waivers are justified and, with minor revisions to the plan, this request complies with the Zoning Ordinance and the Comprehensive Plan.
- 4. The applicant's testimony is found on p.9. The applicant agreed with all conditions of approval on this amendment and the amendment to the use permit.
- There was no testimony in opposition.
- 6. On June 23, 2004, the majority of the Planning Commission agreed with the staff recommendation and voted 8-1 to recommend conditional approval, as set forth in the staff report dated June 8, 2004 (Commissioner Pearson dissenting because she had voted against the original proposal). The conditions of approval are found on p.6-7.
- 7. The Site Specific conditions of approval required to be completed prior to scheduling this application on the City Council agenda have been satisfied.

FACTSHEET PREPARED BY: Jean L. Walker	DATE : July 19, 2004
REVIEWED BY:	DATE : July 19, 2004

REFERENCE NUMBER: FS\CC\2004\SP.2046A

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for June 23, 2004 PLANNING COMMISSION MEETING

This is a combined staff report for related items. This report contains a single background and analysis section for all items. However, there are separate conditions provided for the special and use permits.

P.A.S.: Change of Zone #04039 from H-4 to B-5

Special Permit #2046A for Planned Service Commercial in H-4

Use Permit #150A - Appian Way Phase II

PROPOSAL: To increase the area zoned B-5 from 35.91 acres to 44.85 acres, and reduce

the area zoned H-4 from 17.61 acres to 8.67 acres; and, to reconfigure the Appian Way Road/Amber Hill intersection. The development still contains a total of 357,500 square feet of commercial and retail floor area as originally allowed (325,000 square feet on ten lots in B-5; 32,500 square feet on two lots

in H-4).

LOCATION: Southeast of the intersection of South 84th Street and Highway 2.

WAIVER REQUESTS:

- 1. Eliminate the preliminary plat process.
- 2. Allow a cul-de-sac in excess of 1.000'.
- 3. Setbacks adjacent to outlots.
- 4. Sidewalk along Highway 2.
- 5. Transfer of sewage from one drainage basin to another.
- 6. Lot lines not at a right angle to the street.

LAND AREA: Approximately 53.52 acres.

CONCLUSION: This request revises the previously approved Appian Way Phase II

development by allocating more area to B-5 while reducing the area in H-4. As before, the waivers are justified, and with minor revisions to the plan this request complies with the Zoning Ordinance and Comprehensive Plan.

RECOMMENDATION:

Change of Zone #04039 Approval

Special Permit #2046A Conditional Approval

Use Permit #150A Conditional Approval

Waivers:

Special Permit #2046A:

1. Eliminate the preliminary plat process.	<u>Approval</u>
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2. Allow a cul-de-sac in excess of 1,000'. Approval

3. Setbacks adjacent to outlots. Approval

4. Sidewalk along Highway 2. Approval

<u>5. Transfer of sewage from one drainage basin to another. Approval</u>

6. Lot lines not at a right angle to the street. Approval

Use Permit #150A:

Eliminate the preliminary plat process.
 Allow a cul-de-sac in excess of 1,000'.
 Approval

3. Setbacks adjacent to outlots. Approval

4. Sidewalk along Highway 2. Approval

5. Transfer of sewage from one drainage basin to another. Approval

6. Lot lines not at a right angle to the street. Approval

GENERAL INFORMATION:

LEGAL DESCRIPTIONS:

Change of Zone #04039 - See attached. Special Permit #2046A - See attached.

Use Permit #150A - See attached.

EXISTING ZONING: H-4 General Commercial and B-5 Planned Regional Business

SURROUNDING LAND USE AND ZONING:

North: Regional Shopping Center B5 South: Agriculture, Residential AG

East: Residential AG & AGR West: Agriculture, Residential AG & AGR

ASSOCIATED HISTORY: April 16, 2004 - The final plat of Appian Way Phase II Addition was approved creating 2 lots and eight outlots.

March 15, 2004 - , Annexation #03002, Change of Zone #3411, Special Permit #2046, and Use Permit #150 to allow 357,500 square feet of commercial and retail floor area (290,000 square feet on eight lots in B-5; 67,500 square feet on five lots in H-4).

November 5, 2001 - The annexation agreement covering the land on both sides of Highway 2 at South 91st Street was approved by the City Council.

November 5, 2001 - The preliminary plat and use permit for Appian Way (now Prairie Lakes) was approved by the City Council, north of Highway 2.

March 26, 2001 - The Southeast Lincoln/Highway 2 Subarea Plan was approved by the City Council.

COMPREHENSIVE PLAN SPECIFICATIONS:

Page F27 - Urban Growth Tiers - This site is within the City's Future Service Limit.

Page F95 - Bicycle and Trail Standards for Developing Areas - The Plan calls for the trail system to extend along both South 91st Street and the Omaha Public Power rail line.

Page F156 - Subarea Planning - Southeast Lincoln/Highway 2 Subarea Plan.

Southeast Lincoln/Highway 2 Subarea Plan:

Figure 2 - Designates office, service and residential transition uses for this site.

Page 9 - Promote a Desirable Entryway - Calls for a 400' wide open space corridor along this section of Highway 2.

Page 9 - Designates a regional shopping center at this location.

Page 10 - Commercial transition - Within commercial areas, office and lower intensity uses along with appropriate buffer areas should be developed as a transition to adjacent residential uses.

Page 13 - Entryway Corridor - To preserve the entryway corridor, the land use and transportation decisions are equally important as landscaping or architectural standards.

Page 57 - The Greenprint Challenge: Implementation Principles

-Obtain reasonably constrained regulations – Maintaining a balance between the natural and human built environment is always a delicate one. Planning policy and regulatory approaches employed in achieving the Plan's Vision and Greenprint Challenge should strive to be effective, tempered, pragmatic, circumscribed, and respectful of private property rights.

-Prevent the creation of a "wall-to-wall city" through the use of green space partitions – As cities and villages expand, establishing corridors and districts of green should be part of the growth process. This often requires the advance delineation of these areas and the means for securing their on going maintenance.

-Establish effective incentives for natural resource feature preservation. Securing the long term permanence of green space is a basic dilemma in natural resources planning. The use of "green space development incentives" (e.g., setting aside non-buildable areas, creating green space preserves, density bonuses) should be a primary consideration in implementing this Plan.

UTILITIES: All utilities are available to the site.

TRAFFIC ANALYSIS: The individual lots will be provided access with an internal private roadway system. The Subarea Plan shows the realigned South 84th and South 91st Streets as arterial streets. Highway 2 is also classified as an arterial street. The Capital Improvements Program (C.I.P.) currently identifies road improvements in South 84th Street in 2003-2004. South 91st Street for approximately 600' south of Highway 2 is to be built by the developer. The 1.9 million square feet of commercial floor area permitted by the Appian Way annexation agreement for the land on both sides of Highway 2 generate a certain number of vehicle trips which trigger road improvements addressed in the agreement. A total of 5,283 p.m. peak hour vehicle trips were allowed by the annexation agreement, with 1,239 of those trips assigned to this development.

ANALYSIS:

- 1. Appian Way Phase II with the associated waivers was approved on March 15, 2004 in largely the same configuration shown now. The approximate eastern one-half of the development has been final platted as part of Appian Way Phase II Addition.
- 2. As approved, there are two H-4 tracts included in Special Permit #2046 for planned service commercial (one at the west edge of the development and another at the east edge). This combined request is proposing to change the zoning on the western H-4 tract to B-5 and include it in Use Permit 150A which covers the B-5 area.
- 3. The proposed layout enlarges former Lot 1, Block 3, and changes the use from warehousing to hotel/motel. H-4 was originally required to allow the warehousing, but with the change in use it is no longer needed. The remaining H-4 is in excess of five acres and can stand alone. These combined applications are to provide a larger Lot 1, Block 3 to accommodate a hotel/motel.
- 4. The site plan includes a 20' easement for the bike trail. At the west end of the trail, it leaves the easement and is routed through Outlot F. The grading plan shows a small dam structure on Outlot F, and the trail is apparently routed over the top of it to provide a suitable platform. The trail easement should be routed to follow the trail, and the final grading and trail location will be subject to approval by the Parks and Recreation Department.
- 5. The following minor corrections/additions to the plans are required:
 - a. The total floor area shown in the Land Use Table is actually 351,800, not 357,500 as shown.
 - b. A cumulative total for Net PM Trips added at the bottom of the column.
 - c. Required parking for hotels/motels under Parking Ratios revised to include "PLUS 1 SPACE PER 100 SQUARE FEET OF FLOOR AREA FOR ACCESSORY USES."
 - d. General Note #13 revised to reference only LMC Section 27.37.025, and by deleting "OR WAIVED BY CITY COUNCIL."

- e. The correct legal and metes and bounds descriptions for both the B-5 use permit area and the H-4 special permit area.
- f. The Waivers list revised to include: 6. LOT LINES NOT AT RIGHT ANGLES TO STREETS.

CONDITIONS:

Special Permit #2046A

Site Specific:

- 1. After the applicant completes the following instructions and submits the documents and plans to the Planning Department and the plans are found to be acceptable, the application will be scheduled on the City Council's agenda:
 - 1.1 Revise the site plan to show:
 - 1.1.1 The developer is responsible for grading the trail platform in conjunction with this development. The trail easement must be routed to follow the trail, with the final grading and trail location subject to approval by the Parks and Recreation Department.
 - 1.1.2 The floor areas in the Land Use Table revised for a total 357,500 square feet, or the total changed to 351,800 to reflect the amounts shown.
 - 1.1.3 A cumulative total for Net PM Trips added at the bottom of the column.
 - 1.1.4 Required parking for hotels/motels under Parking Ratios revised to include "PLUS 1 SPACE PER 100 SQUARE FEET OF FLOOR AREA FOR ACCESSORY USES."
 - 1.1.5 General Note #13 revised to reference only LMC Section 27.37.025, and by deleting "OR WAIVED BY CITY COUNCIL."
 - 1.1.6 The correct legal and metes and bounds descriptions for both the B-5 use permit area and the H-4 special permit area.
 - 1.1.7 The Waivers list revised to include: 6. LOT LINES NOT AT RIGHT ANGLES TO STREETS.
- 2. This approval permits 32,500 square feet of commercial and retail floor area with waivers to the preliminary plat process, to allow a cul-de-sac in excess of 1,000', to reduce setbacks from 20' to 0' adjacent to outlots, to not require a sidewalk along Highway 2 and South 87th Street, to allow the transfer of sewage from one drainage basin to another, and to allow lots not at right angles to streets.

General:

- 3. Before receiving building permits:
 - 3.1 The permittee shall have submitted a revised and reproducible final plan including 6 copies and the plans are acceptable.
 - 3.2 The construction plans shall comply with the approved plans.
 - 3.3 Final Plats shall be approved by the Planning Director consistent with the approved use permit.

Standard:

- 4. The following conditions are applicable to all requests:
 - 4.1 Before occupying the buildings all development and construction shall have been completed in compliance with the approved plans.
 - 4.2 All privately-owned improvements shall be permanently maintained by the owner or an appropriately established association approved by the City Attorney.
 - 4.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
 - 4.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
 - 4.5 The applicant shall sign and return the letter of acceptance to the City Clerk within 30 days following the approval of the special permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.

Prepared by:

Brian Will, AICP,441-6362, bwill@ci.lincoln.ne.us
Planner

June 8, 2004

APPLICANT: Eiger Corporation

RR#1, Box 93A

Adams, NE 68301 432-8975

CONTACT: Al Jambor

HWS Consulting 825 J Street

Lincoln, NE 68508

OWNER: Andermatt, LLC

RR#1, Box 93A Adams, NE 68301

CHANGE OF ZONE NO. 04039, SPECIAL PERMIT NO. 2046A, and USE PERMIT NO. 150A

PUBLIC HEARING BEFORE PLANNING COMMISSION:

June 23, 2004

Members present: Pearson, Carroll, Marvin, Taylor, Krieser, Larson, Sunderman, Carlson and Bills-Strand.

<u>Staff recommendation</u>: Approval of the change of zone and conditional approval of the amendments to the special permit and use permit.

Ex Parte Communications. None.

This application was removed from the Consent Agenda and had separate public hearing at the request of Commissioner Taylor.

Proponents

1. DaNay Kalkowski appeared on behalf of Eiger Corp, the owner and developer of the property located south of Highway 2 in the vicinity between 84th Street and 91st Street. The annexation, zoning changes, use permit and special permit for this property were heard previously, at which time the majority of the property was zoned B-5 with H-4 on the east and west ends to accommodate some warehouse uses. These applications represent an amendment to change the site plan which will facilitate a larger lot on the south side of the internal roadway for a hotel use. There has been interest expressed in a larger full-service hotel on this site. The internal road alignment has been changed a little bit to the north so there is more room for lot area on the south side of the road. The connections to 84th Street are in the same location as previously. The uses on the south side of the road have changed. The warehouse use has been removed and they are now showing one larger hotel site. By removing the warehouse use, the H-4 zoning is no longer needed, so this application requests B-5 zoning for the entire area. Because the zoning is being amended, adjustments to the use permit and special permit are required. The square footage is not really changing but merely being adjusted in the special permit and use permit for the change of zone.

Kalkowski advised that the applicant did send out notice for a neighborhood meeting and no one attended, and she has received no phone calls.

Taylor stated that he removed this from the Consent Agenda so that he could have a more thorough understanding of the changes.

Pearson inquired whether this has been discussed with the Cheney representatives. Kalkowski stated that notice was sent to the residents on the east side and to the Cheney neighborhood organization contact, but there was no response.

Taylor inquired about the trail. The HWS Consulting Group representative explained that the trail will run on the north side of the railroad tracks from 91st Street on the developer's property, and then it takes a bend to get up over a small dam and connect back into 84th Street, where eventually it is planned to go south on 84th Street in the long term.

Marvin inquired about the waiver to allow the transfer of sewage from one drainage basin to another. Kalkowski explained that a portion of this property would drain into the Beal Slough drainage basin, so the waiver has been requested to allow all of it to drain into the Antelope Creek drainage basin. That was the way that it was master planned when the property was annexed.

There was no testimony in opposition.

CHANGE OF ZONE NO. 04039 ADMINISTRATIVE ACTION BY PLANNING COMMISSION:

June 23, 2004

Larson moved approval, seconded by Carroll and carried 9-0: Pearson, Carroll, Marvin, Taylor, Krieser, Larson, Sunderman, Carlson and Bills-Strand voting 'yes'. This is a recommendation to the City Council.

SPECIAL PERMIT NO. 2046A ADMINISTRATIVE ACTION BY PLANNING COMMISSION:

June 23, 2004

Larson moved to approve the staff recommendation of conditional approval, seconded by Carroll.

Pearson stated that the last time this came before the Commission she voted against the development and she will do the same today; however, she voted in favor of the change of zone because it is less restrictive.

Motion for conditional approval carried 8-1: Carroll, Marvin, Taylor, Krieser, Larson, Sunderman, Carlson and Bills-Strand voting 'yes'; Pearson voting 'no'. This is a recommendation to the City Council.

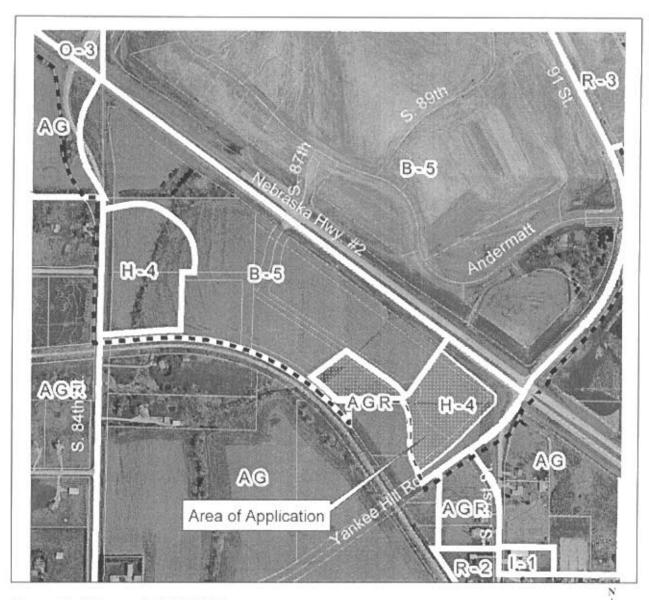
<u>USE PERMIT NO. 150A</u> ADMINISTRATIVE ACTION BY PLANNING COMMISSION:

June 23, 2004

Larson moved to approve the staff recommendation of conditional approval, seconded by Carroll.

Taylor noted that they are waiving sidewalks but he is glad to see the trail. He thinks it is very important to always have alternate modes of transportation.

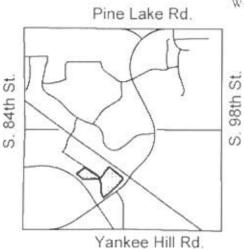
Motion for conditional approval carried 8-1: Carroll, Marvin, Taylor, Krieser, Larson, Sunderman, Carlson and Bills-Strand voting 'yes'; Pearson voting 'no'. This is a recommendation to the City Council.



Special Permit #2046A S 91st St. & Hwy #2

Zoning:

R-1 to R-8Residential District One Square Mile rightsublical Dissister AG Agnoutural Residential District AGR Sec. 23 T09N R07E Residential Convervation District R-C 0.1 Office District Suburban Office Clathot 0.2 0.3 Office Park Desired Residential Transition Distinct Local Business District B-2 Plenned Neighborhood Business District B-3 Commercial District Lincoln Center Business District Planned Regional Business District B-6 H-1 H-2 interstate Commercial District Highway Business District Highway Commercia District H-3 H-4 General Commercial District Zoning Juriediction Lines Industrial Cistrict Industrial Park District Employment Center District Public Use District City Limit Jurisdiction



011

APPIAN WAY REGIONAL CENTER, PHASE 2 SPECIAL PERMIT LEGAL DESCRIPTION FOR EASTERLY H-4 ZONING

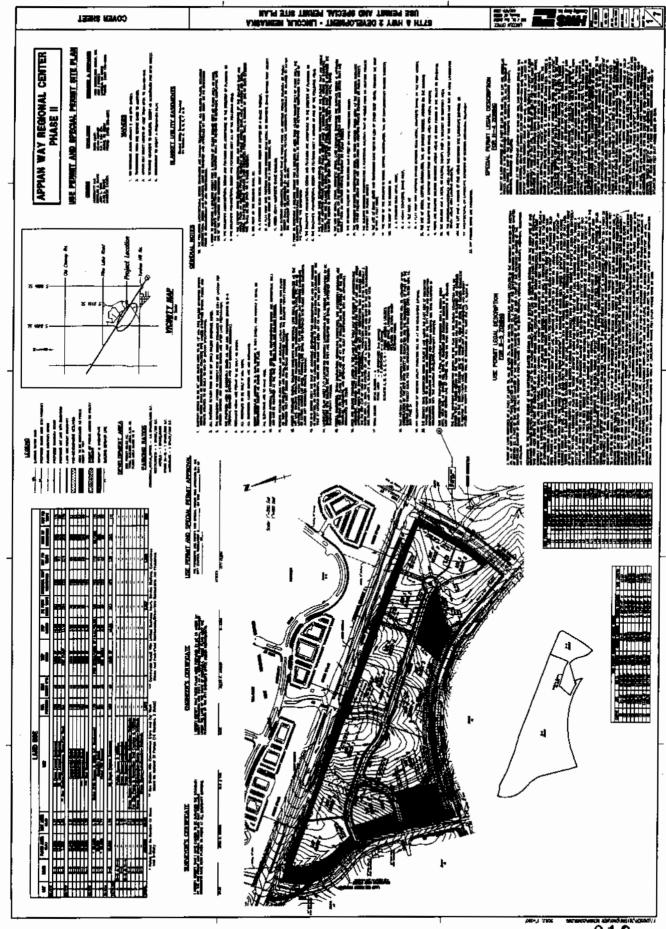
A TRACT OF LAND COMPOSED OF A PART OF OUTLOT A, APPIAN WAY REGIONAL CENTER PHASE 2 ADDITION, A PART OF OUTLOT C, APPIAN WAY REGIONAL CENTER PHASE 2 ADDITION, ALL OF OUTLOT D, APPIAN WAY REGIONAL CENTER PHASE 2 ADDITION, AND ALL OF LOTS 1 AND 2, APPIAN WAY REGIONAL CENTER PHASE 2 ADDITION, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23, ALL IN TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE SIXTH PRINCIPAL MERIDIAN, LANCASTER COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

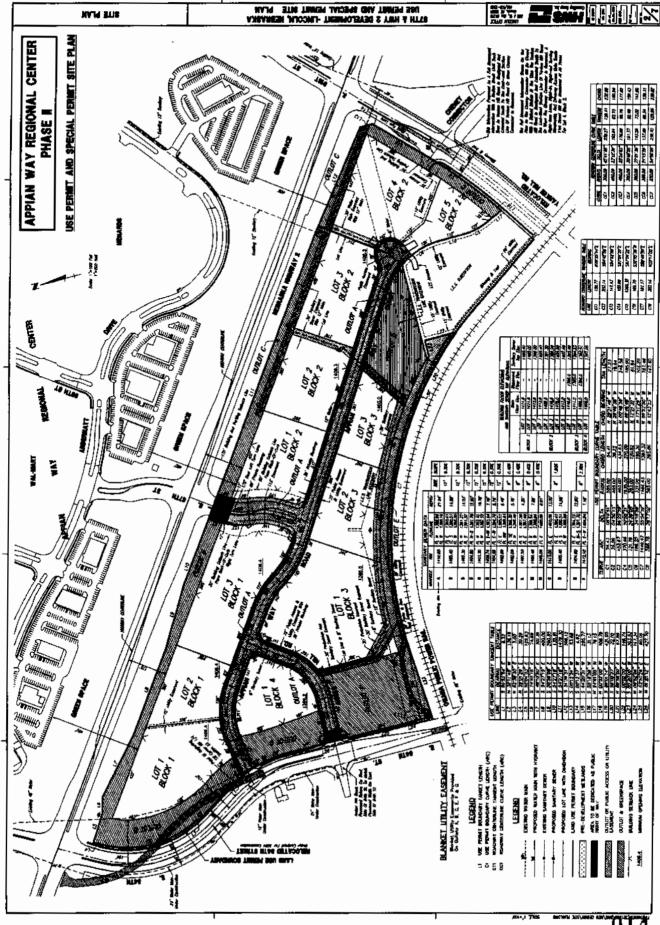
BEGINNING AT A POINT ON THE EASTERLY LINE OF SAID LOT 1 LOCATED ON THE NORTHERLY LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 23, SAID POINT ALSO BEING ON THE EXISTING WESTERLY SOUTH 91ST STREET 33.00 FOOT RIGHT-OF-WAY LINE: THENCE S 00°12'37" W ALONG SAID WESTERLY RIGHT OF WAY LINE. A DISTANCE OF 4.62 FEET TO THE NORTHERLY YANKEE HILL ROAD RIGHT OF WAY LINE; THENCE S 44°20'31" W ALONG SAID NORTHERLY RIGHT OF WAY LINE. A DISTANCE OF 285.77 FEET TO THE POINT OF CURVATURE OF A 1935.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST: THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE AND SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°58'31" AN ARC DISTANCE OF 370.66 FEET, THE CHORD OF SAID CURVE BEARS S 49°49'48" W, A DISTANCE OF 370.09 FEET; THENCE S 55°18'59" W ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 31.13 FEET TO THE SOUTHEAST CORNER OF LOT 105, IRREGULAR TRACT: THENCE N 24°41'05" W ALONG THE EASTERLY LINE OF SAID LOT 105. A DISTANCE OF 76.15 FEET TO THE POINT OF CURVATURE OF A 283.00 FOOT RADIUS CURVE CONCAVE TO THE EAST; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT 105 AND THE EASTERLY LINE OF LOT 106, IRREGULAR TRACT, AND SAID CURVE. THROUGH A CENTRAL ANGLE OF 24°39'05" AN ARC DISTANCE OF 121.76 FEET, THE CHORD OF SAID CURVE BEARS N 12°21'32" W, A DISTANCE OF 120.82 FEET: THENCE N 00°02'00" W ALONG THE EASTERLY LINE OF SAID LOT 106, A DISTANCE OF 109.79 FEET TO THE POINT OF CURVATURE OF A 331.00 FOOT RADIUS CURVE CONCAVE TO THE WEST; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT 106 AND SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°18'58" AN ARC DISTANCE OF 198.25 FEET, THE CHORD OF SAID CURVE BEARS N 17°11'29" W, A DISTANCE OF 195.30 FEET TO THE SOUTHERLY LINE OF AN EXISTING LINCOLN ELECTRIC SYSTEM TRANSMISSION LINE EASEMENT RECORDED AS INSTRUMENT NUMBER 95-12607 AT THE LANCASTER COUNTY REGISTER OF DEEDS; THENCE S 89°01'14" W ALONG SAID EASEMENT LINE, A DISTANCE OF 421.42 FEET TO THE POINT OF CURVATURE OF A 1544.43 FOOT RADIUS CURVE, CONCAVE TO THE SOUTH; THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°29'28" AN ARC DISTANCE OF 228.88 FEET, THE CHORD OF SAID CURVE BEARS N 49°41'49" W, A DISTANCE OF 228.67 FEET; THENCE N 54°44'21" E, A DISTANCE OF 284.85 FEET; THENCE S 57°04'22" E, A DISTANCE OF 349.77 FEET TO THE POINT OF CURVATURE OF A 369.50 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHWEST: THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°15'29" AN ARC DISTANCE OF 137.09 FEET, THE CHORD OF SAID CURVE BEARS S 46°26'38" E, A DISTANCE OF 136.31 FEET; THENCE N 56°35'33" E, A DISTANCE OF 36.02 FEET; THENCE N 35°32'47" E. A DISTANCE OF 346.74 FEET TO A POINT ON THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF NEBRASKA HIGHWAY NO. 2; THENCE S 51°36'51" E ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 463.01 FEET TO THE WESTERLY SOUTH 91ST STREET RIGHT OF WAY LINE, SAID LINE BEING LOCATED 33.00 FEET WESTERLY OF, PERPENDICULAR MEASUREMENT. AND PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER SECTION; THENCE S 00° 12'24" W ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 53.68 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 377,507.26 SQUARE FEET (8.67 ACRES) MORE OR LESS.

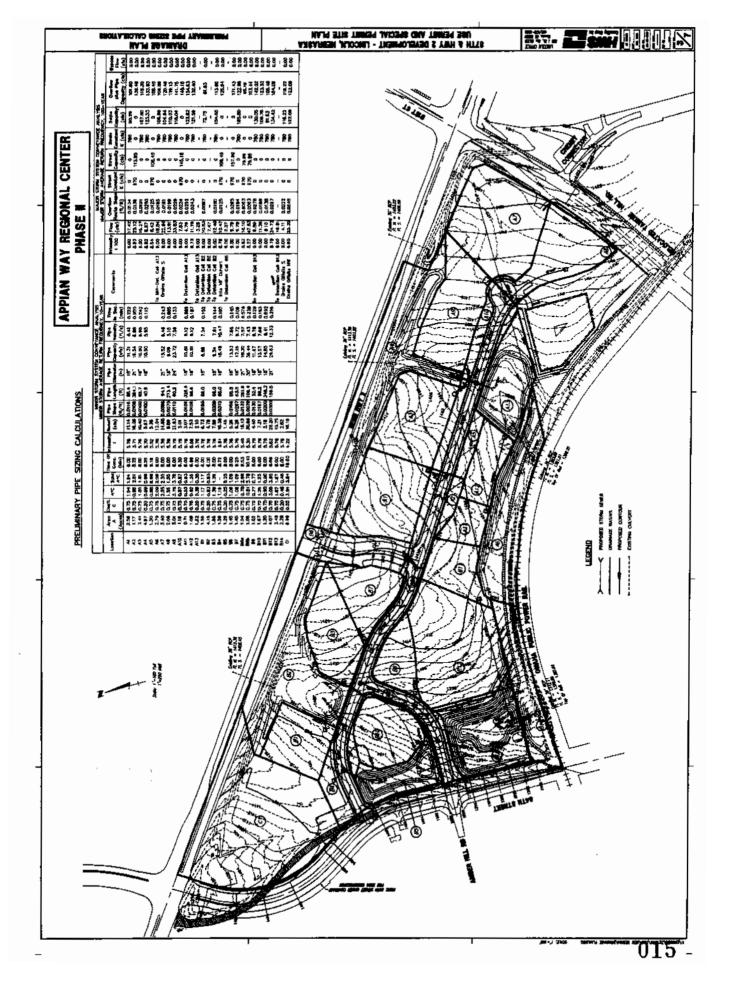
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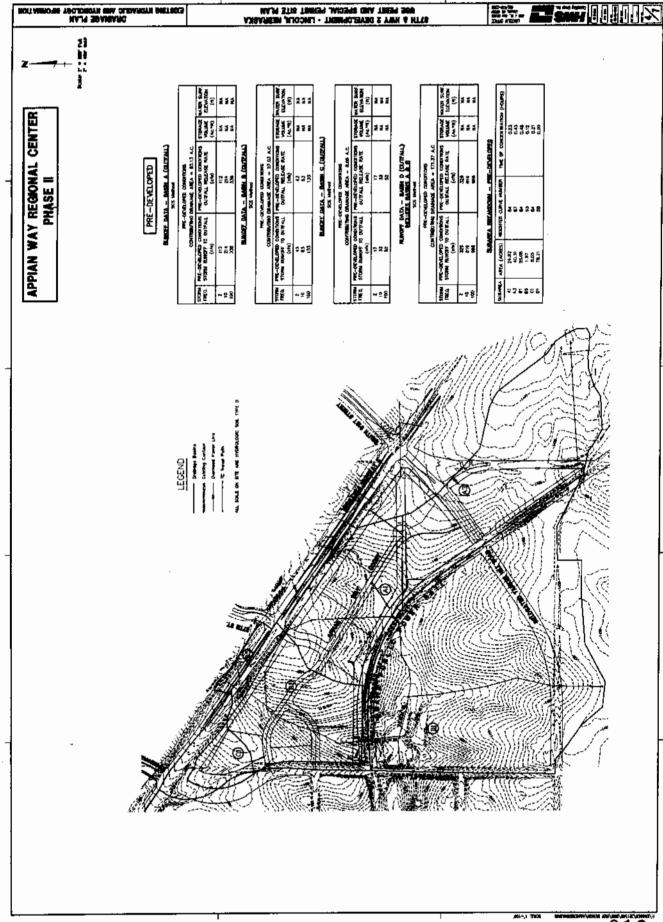
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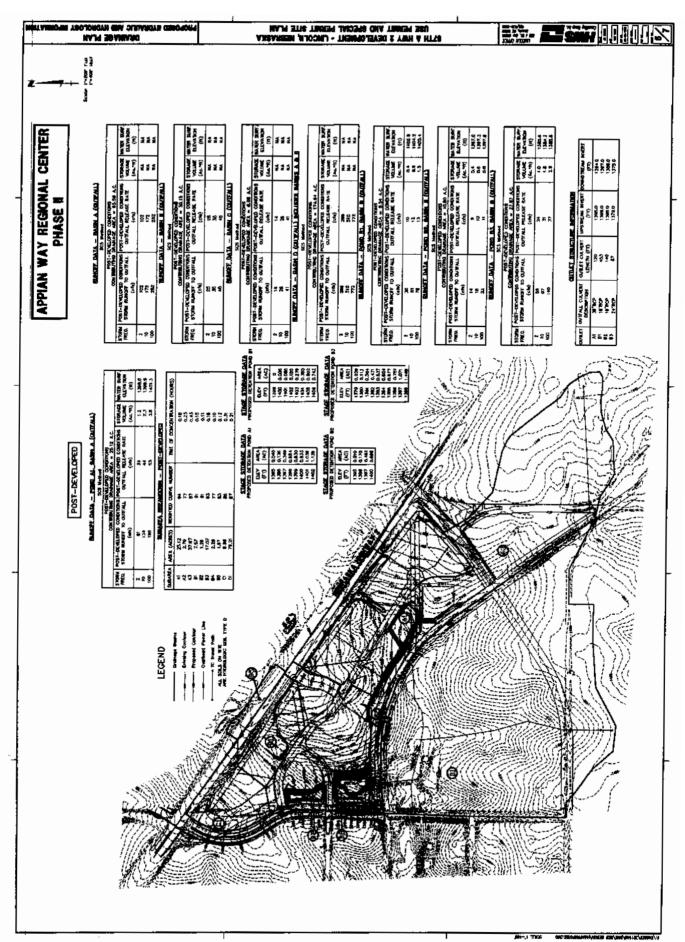
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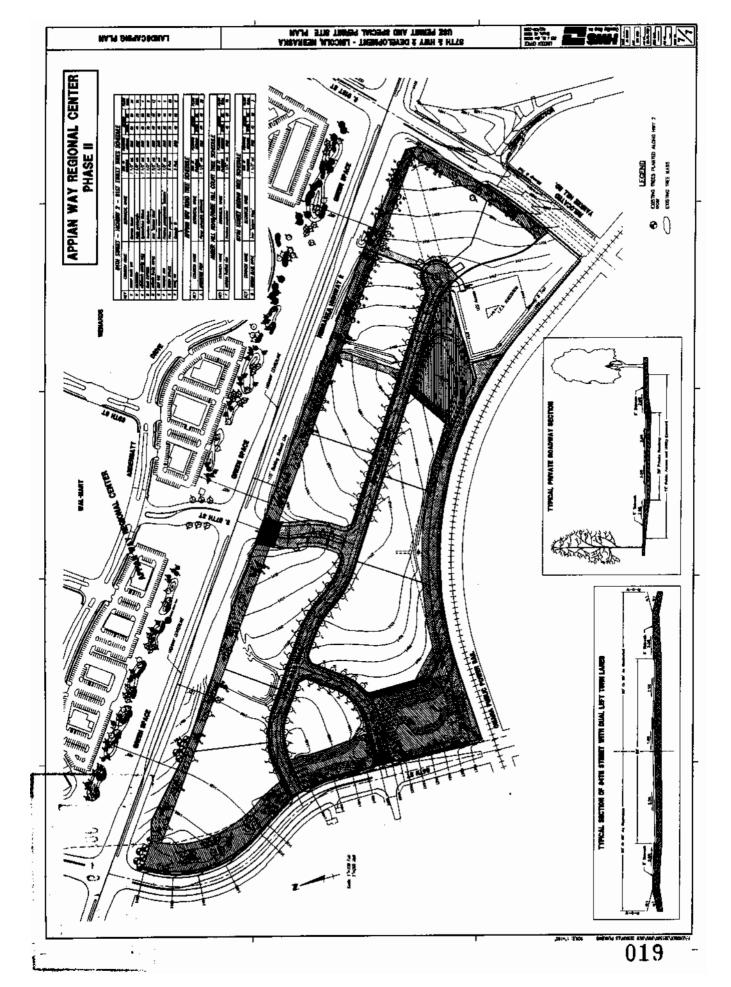








STTH & HWY 2 DEVELOPMENT - LINCOLN, MERNASKA LIGE PENNIT AND SPECIAL PENNIT SITE PLAN STREET 13291S APPIAN WAY REGIONAL CENTER PHASE II 12111 12111 12111 MTON TON 74 50 - \$445 A 540 - 1415 A 5 - 1,78 **77**(4) 27101 VIIII VIIII 2.000 5 2.000 5 2.000 5 2.000 6 2.000 APPLAR WAY COURT CENTERLINE PROPILE 20000 May Plant 615" - 1415.77
May Plant 528 - 13465.W
PA SE - 1446.W
PA SEX - 1414.00
AD - - 2.00
K = 62.30 19801 19801 Pa SD - 35-05 M EDY - 34-05 A B - 1,00 A B - 1 **医医院 医医院 医** Libr Phint Cath - And Ja Libr Phint Cath - And J7 Fig Silv - Falls All - 184 - Nicht ZX-00:00 子祭! 子祭! 子祭! 子祭! 子祭! 1 ACCEPTANT NO. 17.77 018





Memo

To: Brian Will, Planning Department

From: Mark Canney, Parks & Recreation

Date: June 8, 2004

Re: Applan Way Phase II (Revised)

Staff members of the Lincoln Parks and Recreation Department have conducted a plan review of the above-referenced application/proposal and the following comments:

- The Bikeway trail illustrated within Outlot E and along the east side of relocated Yankee Hill Road to be constructed by the City. The developer is responsible for grading the trail platform in conjunction with the adjacent developer/property owner(s).
- 2. The Parks Department will verify grading of trail and platform and notify developer and/or developer's engineer if changes are required.
- 3. The Parks Department will work with Lincoln Electric System regarding the portion of the trail that runs through the substation site.

If you have any additional questions, comments or concerns, please feel free to contact me at 441-8248. Thank you.

LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT INTER-OFFICE COMMUNICATION

TO: Brian Will

EH Administration

DATE: June 8, 2004

DEPARTMENT: Planning

FROM: Chris Schroeder

ATTENTION:

DEPARTMENT: Health

CARBONS TO: EH File

SUBJECT:

Appian Way Phase II

SP #2046A, CZ #04039

UP #150A

The Lincoln-Lancaster County Health Department (LLCHD) has reviewed the proposed development with the following items noted:

- All wind and water erosion must be controlled during construction. The Lower Platte South Natural Resources District should be contacted for guidance in this matter.
- During the construction process, the land owner(s) will be responsible for controlling off-site dust emissions in accordance with Lincoln-Lancaster County Air Pollution Regulations and Standards Article 2 Section 32. Dust control measures shall include, but not limited to application of water to roads, driveways, parking lots on site, site frontage and any adjacent business or residential frontage. Planting and maintenance of ground cover will also be incorporated as necessary.